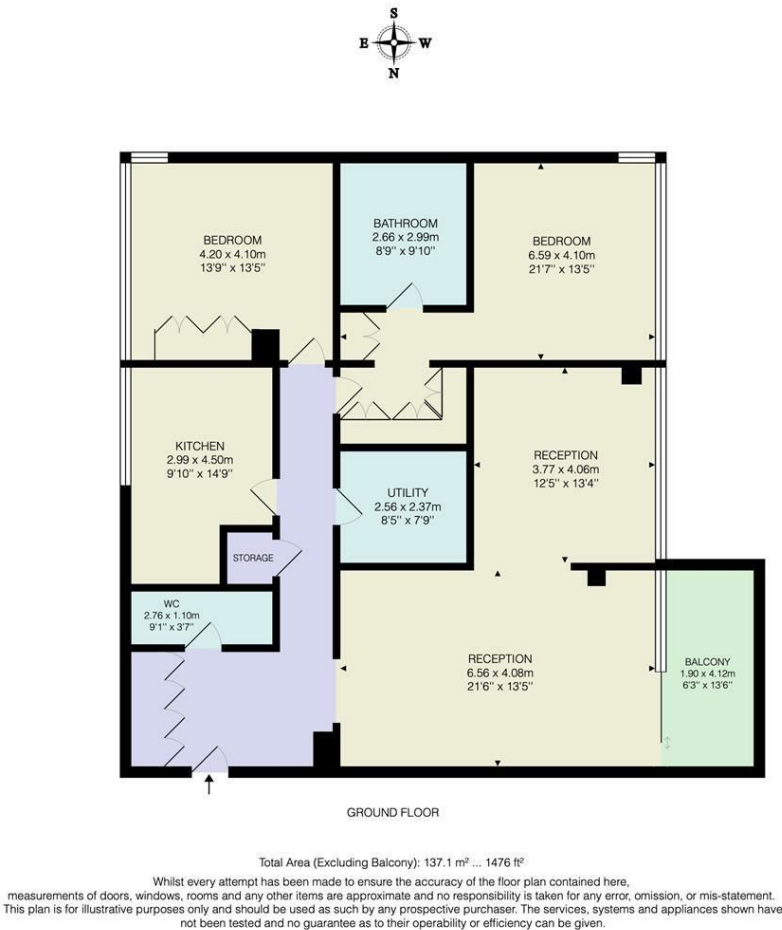


WOODFORD ROAD, SOUTH WOODFORD
Offers In Excess Of £600,000 Share of
Freehold
2 Bed Apartment
Features:

- Two Double Bedroom Apartment
- Ground Floor
- Vast Proportions (Floor Space circa 1500sqft)
- Share of Freehold
- Balcony Overlooking The Green
- Wall to Wall Windows
- Open Plan Living/ Entertaining Space
- Utility Room
- Short Walk to George Lane's Amenities
- Close to South Woodford Station

Set on the ground floor of a purpose built property in the heart of South Woodford, this epicly sized two double bedroom apartment is packed with perks, including the west-facing balcony overlooking the green, utility room, huge open plan living space and wall-to-wall windows.

As for location, not only is it nicely positioned between the vast greenery of Epping Forest and Roding Valley, you've also got E18's excellent amenities on your doorstep, including the fantastic transport links. There's also easy access to neighbouring Wanstead.



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E4 & N17
hello4@stowbrothers.com
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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

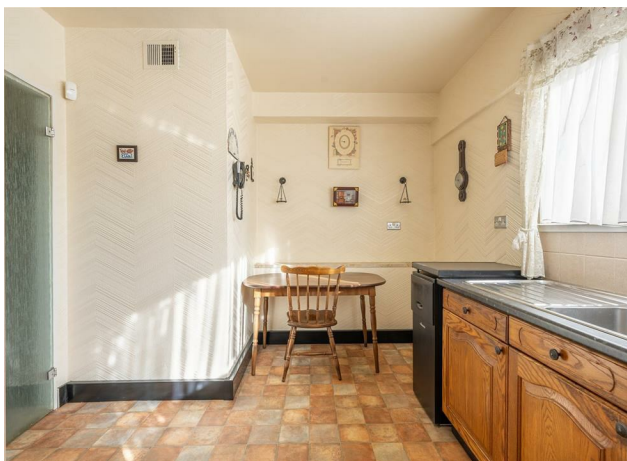
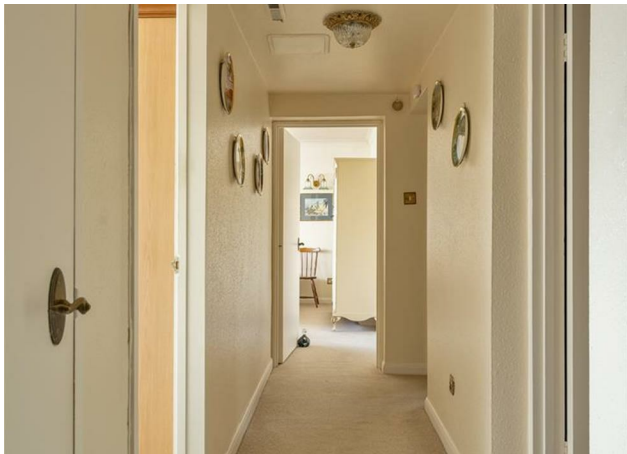
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IF YOU LIVED HERE...

Start practising your hosting skills because that epically sized open plan reception room is calling out for some guests. The west-facing balcony will also impress with its views of the green, but even when it's too chilly to fling open the doors, the wall-to-wall glazing lets in a brilliant amount of natural light, adding to the already impressive proportions.

Pass back through your spacious hallway to access your charming rustic-style kitchen, with its smart units and integrated appliances. You'll love having a separate utility room, and the WC will be convenient too.

The spacious double bedrooms both have in-built storage and an abundance of natural light. The master of the two holds the ensuite (with both a bathtub and walk-in shower).

As for beyond, there's plenty of greenery nearby, including Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

Despite all the rural village-y charm, South Woodford has plenty of urban delights... You've got a new branch of Jones & Sons nearby. Anyone who's been been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

-South Woodford station is around nine minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just six minutes away on foot.

-Make the Railway Bell your new local. Just nine minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

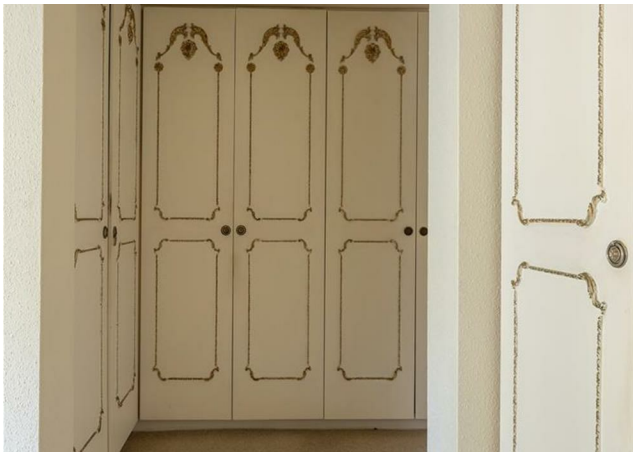
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Reception
21'6" x 13'4"

Reception
12'4" x 13'3"

Kitchen
9'9" x 14'9"

Utility
8'4" x 7'9"

Bedroom
21'7" x 13'5"

Bathroom
8'8" x 9'9"

Bedroom
13'9" x 13'5"

WC
9'0" x 3'7"

Balcony
6'2" x 13'6"



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